

**MINUTES OF THE
WILLIAMSON COUNTY PLANNING COMMISSION
MEETING OF APRIL 13, 2006**

MEMBERS PRESENT

John Cain
Susan Fisher
John Lackey
Robert Medaugh
Tom Murdic
Paul Pratt
Pete Mosley
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Mike Matteson, Planning Director
Floyd Heflin, County Engineer
William Andrews, Assistant to the County Engineer
Ann Haines, Planner
Aaron Holmes, Planning Coordinator
Debbie Smith, Administrative Assistant
Sheila Myers, Planning Secretary
Lori John, Planning Secretary
Jeff Moseley, County Attorney's Office

The Williamson County Regional Planning Commission met in regular session Thursday, April 13, 2006, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Lane, Lamb, Crohan and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

- Withdrawals from the agenda:
Item 26 (Site Plan Fernvale Community Church)
- Items requesting Deferral
Item 23 (First Presbyterian Equestrian Center)
Item 29 (Chalmers Cove)
- Request to move Item 33 prior to Item 32.
- Plan Forum group meeting is tentatively set for May 24th at 7 p.m. in the Auditorium.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the March 9, 2006, meeting. A motion was made by Commissioner Pratt to approve, and seconded by Commissioner Murdic. The motion passed unanimously.

CONSENT AGENDA:

BONDS:

1. **Abington Ridge, Section 1** – Performance Bond for Landscaping - \$27,700
Recommendation: Extend in the current amount for a period of six (6) months.
2. **Abington Ridge, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$300,000
Recommendation: Extend in the current amount for a period of six (6) months.
3. **Addition to McLemore Farms, Section 1** – Performance Bond for Landscaping - \$7,500
Recommendation: Reduce to maintenance in the amount of \$2,200 and secure with an Affidavit of Compliance ensuring the replacement of the dead pines.

4. **Addition to McLemore Farms, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$100,000
Recommendation: Extend in the current amount for a period of six (6) months.
5. **Addition to Legends Ridge, Section 1** – Maintenance Bond for Sewer (Lynwood Utility) - \$10,000
Recommendation: Extend in the current amount for a period of six (6) months.
6. **Addition to Legends Ridge, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$68,000
Recommendation: Extend in the current amount for a period of six (6) months.
7. **Addition to Legends Ridge, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$63,000
Recommendation: Extend in the current amount for a period of six (6) months.
8. **Addition to Legends Ridge, Section 3** – Performance Bond for Roads, Drainage and Erosion Control - \$22,000
Recommendation: Extend in the current amount for a period of six (6) months.
9. **Benington, Section 1** – Maintenance Bond for Water Improvements (N/CG) \$17,400
Recommendation: Town of Nolensville is requesting this bond be kept as maintenance in the current amount until May 2006 with all future administration of this bond to be done by Town of Nolensville.
10. **Benington, Section 1** – Performance Bond for Landscaping - \$74,500
Recommendation: Extend in the current amount for a period of six (6) months, and Town of Nolensville be named as beneficiary.
11. **Benington, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$315,000
Recommendation: Extend in the current amount for a period of six (6) months, and Town of Nolensville be named as beneficiary.
12. **Benington, Section 1** – Performance Bond for Sewer Line Extension (Metro) - \$54,000
Recommendation: Extend until October 2008, with all future administration to be done by Town of Nolensville.
13. **Black Hawk, Section 1** – Maintenance Bond for Landscaping \$5,000
Recommendation: Release the bond.
14. **Black Hawk, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$148,000
Recommendation: Extend in the current amount for a period of six (6) months.
15. **Cayce Springs Estates** – Performance Bond for Roads, Drainage and Erosion Control - \$45,000
Recommendation: Extend in the current amount for a period of six (6) months.
16. **Grace Church** – Performance Bond for Landscaping - \$22,650

Recommendation: Extend in the current amount for a period of seven (7) months.

17. **Legends Ridge, Section 5** – Maintenance Bond for Roads, Drainage and Erosion Control - \$56,000

Recommendation: Extend in the current amount for a period of six (6) months.

18. **Natchez Valley, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$40,000

Recommendation: Increase bond amount to \$50,000 and extend for a period of six (6) months.

19. **New Life Korean Church** – Performance Bond for Landscaping - \$23,000

Recommendation: Extend in the current amount for a period of three (3) months.

20. **Rosemont** – Maintenance Bond for Roads, Drainage and Erosion Control - \$135,000

Recommendation: Extend in the current amount for a period of six (6) months.

21. **Saddle Springs, Phase 2A, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$54,000

Recommendation: Extend in the current amount for a period of six (6) months.

22. **Saddle Springs, Phase 2A, Section 3** – Performance Bond for Roads, Drainage and Erosion Control - \$31,000

Recommendation: Convert to maintenance in the current amount for a period of one (1) year.

FINAL PLATS:

ITEM 39

STOCKETT CREEK, SECTION 2, CONTAINING 20 LOTS ON 19.49 ACRES LOCATED OFF VAUGHN ROAD IN THE 8TH VOTING DISTRICT.

Staff recommends approval of this request subject to changes on the plat outlined above and:

1. Posting of a performance bond for roads, drainage, and erosion control in the amount of \$215,000;
2. Posting of performance bonds in the amount of \$55,423.40 and \$94,000 for sewer and water improvements respectively, for a total bond of \$149,423.40 in favor of Harpeth Valley Utilities District;
3. Execution and recording of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
4. Recording of a temporary cul-de-sac easement as shown on the plat prior to the signing and recording of Section 2.

Commissioner Pratt made a motion to accept Staff's recommendation of the items on the Consent Agenda. Commissioner Murdic seconded the motion, which passed by unanimous vote.

PUBLIC HEARINGS:

ITEM 23

SITE PLAN AND CONDITIONAL USE REVIEW FOR FIRST PRESBYTERIAN EQUESTRIAN CENTER ON 142 ACRES LOCATED AT 3175 HORTON LANE IN THE 2ND VOTING DISTRICT.

Commissioner Murdic made a motion to defer. Commissioner Pratt seconded the motion. The motion passed unanimously.

ITEM 24

SITE PLAN AND CONDITIONAL USE REVIEW FOR IRON CROSS, A RESIDENTIAL BUSINESS ON 18 ACRES LOCATED AT 1117 INCINERATOR ROAD IN THE 2ND VOTING DISTRICT

Mr. Holmes reviewed the background (see staff report), recommending approval with the following conditions:

- 1.) Any signage be approved per Ordinance requirements; and
- 2.) Completion of an Affidavit of Compliance to ensure continued adherence to Section 4520 M of the Williamson County Zoning Ordinance and the approved site plan.

Commissioner Lackey opened the public hearing for comments. None being received, the public hearing was closed.

Commissioner Murdic made a motion to accept and approve Staff's recommendation. Commissioner Pratt seconded the motion. The motion passed unanimously.

NON RESIDENTIAL SITE PLANS:

ITEM 25

REVISED SITE PLAN REVIEW FOR ST. IGNATIUS ORTHODOX CHURCH ON 22.29 ACRES LOCATED AT 4671 PEYTONSVILLE ROAD IN THE 3RD VOTING DISTRICT

Mr. Holmes reviewed the background (see staff report), recommending approval with the following conditions:

1. Recording of a minor subdivision plat to combine the four (4) parcels prior to issuance of a Land Disturbance Permit;
2. Posting of a landscaping bond in the amount of \$6,800;
3. Execution of an operation and maintenance plan for storm water infrastructure;
4. Recording of a storm water maintenance agreement; and
5. Execution of an Affidavit of Compliance ensuring the following:
 - a. Certification by a licensed engineer that construction has occurred per the approved plan; and
 - b. That any proposed signage be approved by the Codes Compliance Department.

Commissioner Murdic made a motion to accept and approve Staff's recommendation. Commissioner Cain seconded the motion. The motion passed unanimously.

ITEM 26

**SITE PLAN ADDITION TO FERNVALE COMMUNITY CHURCH ON 2.40 ACRES
LOCATED AT 7891 FERNVALE ROAD IN THE 1ST VOTING DISTRICT.**

WITHDRAWN

ITEM 27

**REVISED SITE PLAN REVIEW FOR GRACE CHAPEL ON 16.54 ACRES LOCATED
AT 3279 SOUTHALL ROAD IN THE 2ND VOTING DISTRICT.**

Mr. Holmes reviewed the background (see staff report), recommending approval with the following conditions:

1. Recording of a minor subdivision plat to combine the two (2) parcels prior to issuance of a Land Disturbance Permit;
2. Posting of a landscaping bond in the amount of \$267,000;
3. Approval of an Operation and Maintenance plan prior to issuance of a Land Disturbance Permit;
4. Recording of a Storm Water Maintenance Agreement prior to issuance of a Land Disturbance Permit; and
5. Execution of an Affidavit of Compliance ensuring the following:
 - a. That an engineer licensed in the State of Tennessee certify, upon completion, that construction has occurred per the approved plan;
 - b. That any proposed signage be approved per Ordinance requirements; and
 - c. Adherence to all requirements imposed by the Highway Department related to the second driveway

Commissioner Cain made a motion to accept and approve Staff's recommendation. Commissioner Murdic seconded the motion. The motion passed unanimously.

ITEM 28

**SITE PLAN REVIEW FOR LOCUST RIDGE BAPTIST CHURCH ON 10.11 ACRES
LOCATED OFF HIGHWAY 96 EAST IN THE 5TH VOTING DISTRICT.**

Mr. Holmes reviewed the background (see staff report), recommending approval with the following conditions:

- 1.) Execution of an Affidavit of Compliance requiring certification by a licensed engineer that construction has occurred per the approved plan;
- 2.) Approval of a driveway access permit from the Tennessee Department of Transportation allowing access to Murfreesboro Road (State Route 96);
- 3.) Posting of a landscaping bond in the amount of \$42,000; and
- 4.) Recording of a minor subdivision plat for this site.

Mr. Holmes added that septic approval has been received and one additional stipulation to be added is no building permits will be issued until TDOT has issued an access permit for Murfreesboro Road.

Commissioner Murdic made a motion to accept and approve Staff's amended recommendation. Commissioner Pratt seconded the motion. The motion passed unanimously.

ITEM 29

RESIDENTIAL SITE PLAN REVIEW FOR CHALMERS COVE (PRCD), CONTAINING 378 LOTS ON 586.11 ACRES LOCATED OFF N. BERRY'S CHAPEL ROAD IN THE 8TH VOTING DISTRICT.

Commissioner Walton made a motion to defer. Commissioner Murdic seconded the motion. The motion passed unanimously.

SKETCH PLANS:

ITEM 30

SKETCH PLAN REVIEW FOR BROWNLAND FARMS SUBDIVISION CONTAINING 50 LOTS ON 86.46 ACRES LOCATED OFF HENPECK LANE IN THE 2ND VOTING DISTRICT.

Mr. Matteson reviewed the background (see staff report), adding that comments had been received by the City of Franklin and were before them.

Commissioner Lackey asked about the nature of the City of Franklin comments regarding this project. Mr. Matteson stated the comments were primarily design related.

Mr. Joey Wilson indicated preliminary reports have indicated that two (2) previously noted sink holes may be reclassified and this would allow for the entrance roadway to be straightened up, but will not change any lot design.

Commissioner Pratt stated it was nice seeing Staff and applicants working together, even though this is a tough piece of property, he took the commissions thoughts and went back to redesign this project and will be a nice subdivision once completed.

No vote required.

ITEM 31

SKETCH PLAN REVIEW FOR OWENDALE SUBDIVISION, CONTAINING 13 LOTS ON 71.62 ACRES LOCATED OFF OWEN HILL ROAD IN THE 3RD VOTING DISTRICT.

Mr. Matteson reviewed the background (see staff report).

No vote required.

FINAL PLAT: Request to Move Item

ITEM 33

FINAL PLAT REVIEW FOR SILVER STREAM FARMS, SECTION 1B, CONTAINING 64 LOTS ON 33.13 ACRES LOCATED OFF ROCKY FORK ROAD IN THE 5TH VOTING DISTRICT.

Ms. Haines reviewed the background (see staff report), recommending approval of this final plat pending the following:

1. Posting of a performance bond in the amount of \$160,000 for roads, drainage and erosion control;
2. Final approval of water plans and posting of a maintenance bond in the amount of \$18,375 as specified by Nolensville/College Grove Utility District;

3. Posting of a performance bond in the amount of \$17,000 for sewer services and improvements as specified by Metro Water & Sewer Services;
4. The posting of a performance bond for landscaping in the amount of \$67,000;
5. Execution and recording of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
6. If total land disturbance exceeds one (1) acre and requires a Notice of Coverage from the State Division of Water Pollution Control; individual Notices of Coverage will be required for each lot prior to the issuance of a Land Disturbance Permit; and
7. Adherence to the traffic mitigation strategy, as finalized prior to this meeting date.

Mr. Horne added that a letter from Nolensville was received with approval of the construction plans for the relocation of Rocky Fork Road.

Commissioner Pratt made a motion to accept and approve Staff's recommendation. Commissioner Walton seconded the motion. The motion passed unanimously.

PRELIMINARY PLAT:

ITEM 32

PRELIMINARY PLAT REVIEW FOR SILVER STREAM FARMS, PHASE 2, CONTAINING 33 LOTS ON 17.33 ACRES LOCATED OFF ROCKY FORK ROAD IN THE 5TH VOTING DISTRICT.

Ms. Haines reviewed the background (see agenda report), recommending approval of this preliminary plat pending the following items that must be addressed in conjunction with final plat consideration:

1. Establishment of the requisite performance bond amounts for roads, drainage, and erosion control;
2. Final approval of water plans, and establishment of requisite performance bond amounts, as specified by Nolensville/College Grove Utility District;
3. Establishment of the requisite performance bond amounts for sewer, as specified by Metro Water and Sewer Services;
4. Establishment of a landscape bond amount based upon requirements outlined in the site plan review;
5. Identify lots affected by the flood plain with an asterisk and provide a bold note on the face of the plat indicating LFE's for the appropriate lots;
6. Inclusion of assigned addresses, and approved street names;
7. Submission of any proposed entrance signs, or development sign to the Williamson County Codes Compliance office;
8. Execution and recording of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and

9. Adherence to any traffic mitigation strategy as it might relate to this phase.

Commissioner Pratt made a motion to accept and approve Staff's recommendation. Commissioner Murdic seconded the motion. The motion passed unanimously.

FINAL PLATS:

ITEM 34

FINAL PLAT REVIEW FOR SONGBIRD SPRINGS LOTS 1-7, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 7 LOTS ON 53.44 ACRES LOCATED OFF SOUTH HARPETH ROAD IN THE 1ST VOTING DISTRICT.

Ms. Haines reviewed the background (see agenda report), recommending approval of this final plat subject to the following:

1. Approval of the septic systems via the Department of Sewage Disposal Management; and
2. If total land disturbance exceeds one (1) acre and requires a Notice of Coverage from the State Division of Water Pollution Control; individual notices of coverage will be required for each lot prior to issuance of a Land Disturbance Permit.

Commissioner Murdic made a motion to accept and approve Staff's recommendation. Commissioner Walton seconded the motion. The motion passed unanimously.

ITEM 35

FINAL PLAT REVIEW FOR SONGBIRD SPRINGS LOTS 8-13, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 6 LOTS ON 45.94 ACRES LOCATED OFF SOUTH HARPETH ROAD IN THE 1ST VOTING DISTRICT.

Ms. Haines reviewed the background (see agenda report), recommending approval of this final plat subject to the following:

1. Approval of the septic systems via the Department of Sewage Disposal Management; and
2. If total land disturbance exceeds one (1) acre and requires a Notice of Coverage from the State Division of Water Pollution Control; individual notices of coverage will be required for each lot prior to issuance of a Land Disturbance Permit.

Commissioner Murdic made a motion to accept and approve Staff's recommendation. Commissioner Cain seconded the motion. The motion passed unanimously.

ITEM 36

FINAL PLAT REVIEW FOR BREINZ VALLEY, CONTAINING 7 LOTS ON 9.20 ACRES LOCATED OFF LEWISBURG PIKE IN THE 3RD VOTING DISTRICT.

Ms. Haines reviewed the background (see agenda report), recommending approval of this final plat subject to the following:

1. Posting of a performance bond in the amount of \$58,000 for

- roads, drainage and erosion control;
2. Posting of funds in lieu-of off-site road improvements in the amount of \$10,000;
 3. Posting of a performance bond for water facilities and fire protection in the amount of \$41, 850 in favor of HB & TS Utility District;
 4. Posting of a landscape bond in the amount of \$4,000;
 5. Recording of a temporary cul-de-sac easement as shown on the plat prior to the signing and recording of Section 1; and
 6. Prior to the recordation of this plat the following documents must be recorded:
 - a. Home Owners Association (HOA) documents, and
 - b. Execution of a Stormwater Operation and Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements.

Commissioner Pratt made a motion to accept and approve Staff's recommendation with the additional condition that the Homeowners Association Documents be revised. Commissioner Cain seconded the motion. The motion passed unanimously.

ITEM 37

REVISED FINAL PLAT REVIEW FOR MCLEMORE FARMS LOTS 204 & 303 ON 2.86 ACRES LOCATED OFF MANNING LANE IN THE 2ND VOTING DISTRICT.

Mr. Matteson reviewed the background (see agenda report), recommending approval of this revised final plat and variance request.

Commissioner Medaugh asked if only the turn around was being abandoned or was part of the road also. Mr. Andrews stated it was only the turn around.

Commissioner Pratt made a motion to accept and approve Staff's recommendation. Commissioner Mosley seconded the motion. The motion passed unanimously.

ITEM 38

FINAL PLAT REVIEW FOR 2ND ADDITION AT LEGENDS RIDGE, CONTAINING 17 LOTS ON 27.46 ACRES LOCATED OFF HILLSBORO ROAD IN THE 8TH VOTING DISTRICT.

Ms. Haines reviewed the background (see agenda report recommending approval of this final plat subject to the following:

1. Posting performance bond for roads, drainage, and erosion control in the amount of \$259,000;
2. Posting of a performance bond for water improvements and fire protection in the amount of \$101,000 in favor of the City of Franklin;
3. Posting of a performance bond for sewer in the amount of \$41,000 in favor of Lynwood Utility Corporation;

4. Posting of a performance bond for landscaping in the amount of \$45,750; plus \$7,000 for labor to re-construct a portion of the rock wall;
5. Recordation of the revised HOA documents prior to the recording of this final plat;
6. Revise Notes #10 & 13 to reflect the new HOA book and page numbers;
7. Granting of a variance for roadway width from 50' to 40' for proposed Sunset Ridge Drive;
8. Identification of proposed Lots # 102 thru #107 as critical lots by placing an asterisk on each lot and a special note added to the face of the plat stating: "Footings must be reviewed by a licensed Engineer, and a letter from the Engineer received by Williamson County Building Codes, stating that the footings are acceptable to carry the proposed loads. This letter must contain the professional seal of the Engineer, and be supplied prior to a foundation inspection."; and
9. Execution and recording of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements.

Commissioner Murdic asked about item 7, whether it refers to the right-of-way or Road width. Ms. Haines clarified it was right-of-way.

Commissioner Walton asked where the rock wall was located. Mr. Horne stated it was located within lots 110-112 and runs perpendicular to Hillsboro Road. Mr. Horne also noted that landscaping plans show this rock wall to be in disrepair and the rock from that location would be moved to the median on Sundown Circle. Mr. Horne had talked earlier with Mr. Craig and he indicated he would like to take some of this rock and make columns at the entrance of this subdivision.

Commissioner Lackey asked if they are building a rock wall or building an entrance feature? Mr. Horne stated the plan is now to rebuild a portion of the wall and use any left over rock to build the entrance columns. Commissioner Lackey asked what is the requirement? Mr. Horne stated every effort should be to maintain the rock wall, but what we are bonding is to put the rock wall back in the median.

Commissioner Walton made a motion to accept and approve Staff's recommendation. Commissioner Pratt seconded the motion. The motion passed unanimously.

ITEM 40

HOLY CROSS ANGLICAN CHURCH LOCATED AT 4119 MURFREESBORO ROAD, ESTABLISHMENT OF LANDSCAPING BOND.

Mr. Holmes reviewed the background (see agenda report), recommending approval of this of this performance bond for landscaping in the amount of \$21,800.

Commissioner Murdic made a motion to accept and approve Staff's recommendation. Commissioner Walton seconded the motion. The motion passed unanimously.

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There being no further business, the meeting was adjourned at approximately 8:10 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY PLANNING
COMMISSION ON MAY 11, 2006.**

CHAIRMAN JOHN LACKEY